



The Commonwealth of Massachusetts

Executive Office of Housing and Economic Development

Deval L. Patrick, Governor ♦ Gregory Bialecki, Secretary

NOTICE OF INTENT TO AWARD A GRANT TO METROPOLITAN AREA PLANNING COUNCIL (MAPC)

1. General Information Regarding the Disbursement of Grants

A grant, as defined under 815 CMR 2.00, is financial assistance provided under contractual terms between a grantor department and a grantee to assist the grantee in the achievement or continuation of a specified public purpose to benefit the general public or a segment of the general public consistent with the grantor department's legislative authorization. Grantees are normally public, quasi-public or private non-profit entities established for a public purpose. Financial assistance is also appropriate when a grantee is in the business of providing public purpose activities and partners with the Commonwealth to fulfill, continue or expand these public purpose activities. Grantor departments have the responsibility to ensure that a grant relationship provides best value as opposed to a service contract, but are encouraged to foster joint ventures with other public and quasi-public entities when fulfilling department mandates.

2. Information Regarding the Proposed Grant

Since 2007, the Executive Office of Housing and Economic Development has been partnering with municipalities and Regional Planning Agencies (RPAs) to complete comprehensive land use planning documents often referred to as "Land Use Priority Plans" or "Regional Plans". Working with Regional Planning Agencies, EOHEd and EOEEA reach out to municipalities within a defined geographic area to identify Priority Development Areas (PDAs) and Priority Preservation Areas (PPAs). EOHEd seeks to create a Land Use Priority Plan for the Metro North region with the assistance of MAPC through the proposed grant. The Metro North Regional Planning Effort will consist of 9 communities including: Chelsea, Everett, Malden, Medford, Melrose, Revere, Somerville, Winthrop, and the Boston neighborhoods of Charlestown and East Boston

3. Scope of Grant

- a. Selected grantee: Metropolitan Area Planning Council (MAPC)
- b. Grant amount: \$50,000
- c. Purpose of the grant funding: For the development of a Land Use Priority Plan in the Metro North Region which identifies Priority Development Areas and Priority Preservation Areas at a local, regional and state level and to conduct an analysis related

to such areas to determine opportunities for investment in infrastructure, zoning and permitting and preservation opportunities to help advance the goals of the Plan.

d. Scope of performance to be achieved or funded under the grant:

- Identification of Priority Development Areas: Development of a list of local, regional and state Priority Development Areas including the confirmation of the existing 17 local priority development areas that were the result of prior meetings with the Chief Elected Officials of each municipality and identify any local priority development areas that may be missing.
- Identification of Priority Preservation Areas: Development of a list of local, regional and state Priority Preservation Areas for each community. A review will be completed of all existing open space plans for each community, as well as any regional or other local studies that have been completed which identify potential preservation areas. The initial identification of local preservation areas will be done in conjunction with the review of community plans for development areas.
- Regional Priority Area Screening: Evaluation of locally identified Priority Areas (both Development and Preservation) using a GIS-based priority area screening tool to determine qualities of the areas such as readiness for development of each site including existing zoning, the status of current development proposals, environmental contamination, site control, transportation system capacity, anticipated infrastructure improvements, etc. Upon completion of the evaluation, a list of regionally significant Priority Development and Preservation areas will be established.
- Identification of Investments and Interventions: Identify local actions and technical assistance that could facilitate or expedite desired development or preservation of the regional priority development or preservation areas.
- Written report to the Executive Office of Housing and Economic Development detailing the results of the study which shall include, but not be limited to:
 - a) Maps of each near-term regional priority development and regional priority preservation area by community with refined parcel boundaries.
 - b) Estimated development and preservation potential based on existing information and/or assessment of each site.
 - c) Lists of local and regional priority development areas and priority preservation areas.
 - d) Analysis of the barriers to development or preservation on each of the identified areas. This will include an explanation of the environmental, infrastructure, financial, and regulatory barriers that may exist.
 - e) Assessment of the municipal and/or state-level investments that may be needed to unlock development potential or to secure preservation of areas in each community.
 - f) Recommendations for zoning changes and design principles that should be pursued or adopted for each site to maximize benefit.
 - g) Estimated time horizon for each development and preservation site that can be used to prioritize technical assistance and state-level investment.

- h) Inclusion of a summary of the EOHE/EOEEA state priority mapping and analysis, as well as a map of the state priority areas.
- e. Duration of the grant: Approximately 6.5 months, ending May 31, 2014
- f. Justification of why the selection of the grantee, without an open public process, is necessary, efficient and supports the purposes of the grant: MAPC is a governmental entity established by Chapter 40B, Sections 24 through 29, of the Massachusetts General Laws (MGL) as a “public body politic and corporate” and has a defined geographic district of 101 cities and towns, outlined specifically in Section 26. It is one of the Commonwealth’s thirteen regional planning agencies or commissions, commonly referred to as “RPAs.” The 9 communities that will be included in the Metro North Planning Study fall within MAPC’s geographic boundaries. MAPC is the only regional planning agency to represent these 9 communities and therefore is best suited and the only RPA candidate with the ability to conduct the study which involves working directly with the communities and the municipal staff to acquire the information and feedback required to complete the regional planning study. MAPC has been involved in the Commonwealth’s regional planning efforts (all conducted in partnership with RPAs) since the first effort began in 2007 in the South Coast Rail Region. MAPC has also collaborated with the Commonwealth on the 495/MetroWest Development Compact planning process which concluded in March 2012.

4. Conclusion

Given MAPC’s particular expertise in advancing Land Use Priority Plans and its legislatively designated authority to work with and represent the 9 communities included in the study on land use and planning related matters, this award is fair and reasonable and in the best interests of the Commonwealth. EOHE may proceed with the award if no challenges are filed, or if the challenges that have been filed do not merit an alteration of the award process. However, if significant legitimate challenges are presented (which provide reasonable doubts as to the appropriateness of the award process) EOHE should consider conducting an open public grant application process to address these considerations.

Deadline for filing challenges: Friday November 8, 2013, no later than 3:00PM

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